

CITY OF VANCOUVER
REGULAR COUNCIL MEETING
JUNE 12, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 12, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari, Pendakur,
Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Massey

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Britannia Secondary School, under the direction of Mrs. Colford and also of students from Sexsmith Elementary School, under the direction of Mr. Brunker.

'IN CAMERA' MEETING

The City Clerk advised there was one item with which the 'In Camera' Committee was not unanimous. It was, therefore, agreed that at the 'In Camera' meeting this particular item would be considered as to whether it should be retained in that position.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,

THAT the Minutes of the Special Council meeting dated May 31, 1973, and the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated June 5, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

It was agreed to defer the following matters to later in the proceedings:

City Prosecutor

P.C. R.G. Sutton (255):
Legal Expenses

City Engineer and Deputy
Director of Planning

Columbia/Quebec Connector

UNFINISHED BUSINESS

1. 102 East 2nd Avenue:
S/E corner 2nd Avenue & Quebec Street

It was agreed to defer this matter for later consideration when the subject of the Columbia/Quebec Connector is under discussion.

2. Grant: Festival of Forestry

Further consideration was given to the request from the Festival of Forestry for a grant of \$7,500.00.

MOVED by Ald. Linnell,
THAT a grant of \$3,500 be approved for this Festival.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Pendakur, Volrich and the Mayor voted against the motion)

(The Mayor agreed to have this application placed on the agenda of the next meeting of the Pacific National Exhibition Board)

3. P.C. R.G. Sutton (255): Legal Expenses

It was agreed to defer this item for later consideration.

COMMUNICATIONS OR PETITIONS

1. Columbia/Quebec Connector

MOVED by Ald. Linnell,
THAT the communication from the Vancouver City Planning Commission on the subject of the Columbia/Quebec Connector be deferred for later consideration when the matter is discussed.
- CARRIED UNANIMOUSLY.

2. Locarno Park and
Northwest Marine Drive Alignment

The Council noted a communication from Mrs. D. Gillis objecting to short notice with respect to the public meeting to be held at 7:30 p.m. on Monday, June 18th, at Queen Mary School to discuss the Locarno Park and Northwest Marine Drive Alignment.

MOVED by Ald. Bowers,
THAT the joint Council/Park Board public meeting on this issue, scheduled for June 18, 1973, be cancelled and a future meeting be held in the Fall on the subject.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A.
BOARD OF ADMINISTRATION
General Report, June 8, 1973

WORKS & UTILITY MATTERS

The Council considered this report containing clauses identified as follows:

- Cl. 1: Tender: Curbs, Pavements and Sidewalks
on Sundry Streets
- Cl. 2: Tender: Supply and Delivery of Mineral
Aggregates
- Cl. 3: Pipe Crossings under Railway Trackage:
Discretionary Power might be Delegated
- Cl. 4: Clean-up Week held May 6 - 12 inclusive

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
WORKS & UTILITY MATTERS (cont'd)

The Council took action on this report as follows:

Clauses 1 to 3 inclusive

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration and officials contained in clauses 1 and 2, and the recommendation of the Board of Administration contained in Clause 3, be approved.

- CARRIED UNANIMOUSLY

Clause 4:

MOVED by Ald. Hardwick,

THAT a Clean-up Week on the basis proposed by the City Engineer, as set out in the clause, be approved, except that the period proposed be extended to include two weekends.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

Consideration was given to this report containing clauses identified as follows:

- Cl. 1: Request for Funds for Temporary Help:
Purchasing Division
- Cl. 2: Block 52 Parking Garage
- Cl. 3: Kerrisdale Arena Emergency Repairs
- Cl. 4: Juvenile Detention Home Agreements

Action was taken as follows:

Clause 1

MOVED by Ald. Marzari,

THAT the recommendations of the Board of Administration and the Director of Finance contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bowers,

THAT the officials continue to examine in detail the Blocks 42/52 parking garage situation on the basis proposed in the clause; a detailed report to be submitted to Council within one month.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Hardwick,

THAT the recommendations of the Director of Finance and Board of Administration contained in Clause 3, and the recommendation of the Board of Administration contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY
(and with the required
majority re Clause 3)

PROPERTY MATTERS

The Council considered this report containing two clauses identified as follows:

- Clause 1: Expropriation for Knight Street Widening:
5388 Knight Street
- Clause 2: Park Site #10, Mount Pleasant: Vacant
Possession and Demolition of Dwellings

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
PROPERTY MATTERS (cont'd)

The Council took action on the two clauses as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and the Supervisor of Property & Insurance contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Marzari,
THAT this whole clause be deferred for three or four weeks until comments from citizens in the area have been received and reported upon by the Director of Planning and Civic Development.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL REPORT
June 8, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Hardwick,
THAT this report of the City Engineer on the subject of Sewer Programme - False Creek Flats, be received for information.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

The Council considered this report containing two clauses identified as follows:

- Clause 1: 2743-2745 Point Grey Road
2893 Point Grey Road: Subdivision
Clause 2: Shannon

Action was taken as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

Clause 2

In considering this clause respecting applications for minor amendments re the Shannon development, it was,

MOVED by Ald. Hardwick,
THAT authority be granted for minor amendments to the Shannon development to be dealt with administratively where, in the opinion of the officials, such will constitute an improvement in the design; it being understood, however, that any other amendments will continue to be brought before the Council in accordance with Council's resolution on the matter.

- LOST

(Aldermen Marzari, Pendakur, Rankin, Volrich
and the Mayor voted against the motion)

(The Mayor instructed the Director of Planning and Civic Development bring a report to Council setting out the various minor amendments proposed)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C (i) and (ii) Columbia/Quebec Connector
and Pender-Keefer Diverson

It was agreed to defer consideration of these reports to the evening session of Council.

D. Welfare Department: Accommodation for
Management and Accounting Groups

The Board of Administration submitted the following report under date of June 8, 1973:

'The following report has been submitted by the Administrative Analyst:

The 1971-75 Capital Estimates included funds for the alteration of 1530 West 8th Avenue "at a cost of up to \$40,000." In reviewing proposals for the alteration and reallocation of space with the Assistant Director, Construction & Maintenance Division, it became clear that the building is now overcrowded and alternative accommodation should be found for some groups now occupying the building, so that those remaining could continue to operate effectively with sufficient space for their operations.

Your Board therefore instructed the Administrative Analyst to review the space requirements and future use of 1530 West 8th Avenue and submit a report on the matter. The Administrative Analyst has completed his review and has reported as follows:

"A review of the space requirement of the Department of Welfare & Rehabilitation and the No.3 Health Unit, has now been completed. The position is as follows:

1. 1530 West 8th Avenue -
Current use of Accommodation

The total personnel of both the Welfare Department and Health Department now occupying the building is 142½. On May 29, 1973, City Council authorized an additional establishment for the Welfare Department which will result in a further 30½ personnel being added to the personnel already in the building for a total of 173. The space occupied by the Welfare Department is 11,684 square feet, by the Health Department 4,000 square feet, for a total usable space of 15,684 square feet. The remainder of the space in the building consists of a basement area, staff facilities, corridor, stairs and lobbies. Actual details are as follows:

	Present Pers'l	Addit'l Pers'l Auth'd May 29/73	Total Pers'l	Space (Sq.Ft.)
<u>Welfare Department</u>				
Management	9	1	10	1068
Accounting	34	9	43	2976
Records	8	-	8	1000
Rehab. - Special Services	14	-	14	1056
Health Care & Aging	14½	11½	26	2140
North District Office	14	5	19	1400
West " "	13	4	17	2044
	106½	30½	137	11684
<u>Health Department - #3 Unit</u>				
	36	-	36	4000
<u>Total Pers'l/Usable Office Space</u>	<u>142½</u>		<u>173</u>	<u>15684</u>
Basement Space				850
Staff Facilities				2812
Corridors, Stairs, Lobbies				11483
<u>Total space (sq.ft.)</u>				<u>30829</u>

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for
Management and Accounting Groups (cont'd)

The personnel of North District Office - Welfare Department will be transferred to the new premises at Grant & Commercial as soon as that is ready for occupation. This transfer is expected to be effected at the end of July next. This transfer will release 1400 sq.ft. of space for alternate use by those remaining in the building.

The building, however, will remain overcrowded and it is necessary to provide alternative accommodation for other personnel in order that the personnel may be able to continue to function effectively.

The relocation of additional personnel has been carefully reviewed with the Director of Welfare & Rehabilitation and the Supervisor of Property & Insurance. There are three alternative plans for relocation of staff; these are described briefly in Item 2 which follows:

2. Alternative Accommodation

(a) Occupancy alternative #1

1530 West 8th Avenue to accommodate:

Welfare Department:

Management	10	personnel
Accounting	43	"
Records	8	"
Rehab. - Special Services	14	"
Health Care & Aging	26	"
West District Office	17	"
Total:	118	"

Outside accommodation to be
found for Health Department
#3 Unit

36 persons

Estimated square footage to be
occupied at 1530 West 8th

Management - as at present	1068	
Additional required	532	1600
Accounting - as at present	2976	
Additional required	2224	5200
Records - as at present	1000	
Additional space	300	1300
Rehabilitation - Spec. Services - as at present	1056	
Additional	1044	2100
Health Care & Aging - as at present	2140	
Additional required	1460	3600
West District Office - as at present	2044	
Additional required	456	2500
<u>TOTAL</u>		<u>16300</u>

The total closely equates to the usable space in 1530 West 8th Avenue.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for
Management and Accounting Groups (cont'd)

Conclusion

It is concluded that this alternative is not a good one as it separates Health Unit #3 from the West District Office of the Welfare Department which is the counterpart of the Health Unit in providing service to the general public in the area bounded by Alma Road, 16th Avenue and Clark Drive.

(b) Occupancy alternative #2

1530 West 8th Avenue to accommodate:

<u>Welfare Department:</u>	
West District Office	2500 sq.ft.
Health Care & Aging	3600 " "
Rehab. - Special Services	2100 " "
Records	1300 " "
Total:	9500 " "
Health Department #3 Unit:	6000 sq.ft.
<u>Total</u> space occupied	<u>15500</u> " "

To be accommodated elsewhere

<u>Welfare Department:</u>	
Management	1600 sq.ft.
Accounting	5200 " "
Total:	6800 " "

Comment:

The total usable space at 1530 West 8th Avenue under this plan is fully utilized and the removal of the management and accounting groups of the Welfare Department from 1530 West 8th Avenue provides the least disruption to the operation of both the Health and Welfare Departments.

This alternative is therefore recommended.

(c) Occupancy alternative #3

1530 West 8th Avenue to accommodate:

<u>Welfare Department:</u>	
Management	1600 sq.ft.
Accounting	5200 " "
Records	1300 " "
Rehab. - Special Services	2100 " "
Health Care & Aging	3600 " "
Total:	13800

To be accommodated elsewhere

<u>Welfare Department -</u>	
West District Office	2500 sq.ft.
Health Department - #3 Unit	6000 " "
Total:	8500 " "

Comment:

Under this plan, approximately 2000 sq.ft. of usable space at 1530 West 8th Avenue would remain unallocated, otherwise subject to availability of suitable space, this plan is also recommended.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for
Management and Accounting Groups (cont'd)

(d) Available Accommodation

The Supervisor of Property & Insurance, using the guidelines given above, made a search for accommodation and located six prospective sites. Of these, two have been eliminated because they are poorly located for the purposes required, three because of availability (they are now in course of erection), leaving one which is well located and is ready for immediate occupation. Rentals were found to be competitive on a 5-year lease basis. None of the accommodation is considered suitable for use as a district office without considerable modification. The experience in preparing for occupation of the property at Grant & Commercial for the North District Office indicates that occupation could be at least twelve months hence and as it is considered important to provide accommodation at the earliest possible moment by re-housing some groups of personnel, it is concluded that Occupancy Alternative #2 given at (b) above, be adopted. Detailed proposals are as follows:

3. Proposal

As noted above, the Department of Welfare & Rehabilitation management and accounting groups will total 53 persons and it is estimated that the net office space required is 6800 sq.ft. before providing space for staff facilities and a meeting room. It is also considered essential that these two groups be rehoused as soon as possible so that the groups remaining at 1530 West 8th Avenue can be provided with the additional accommodation they require.

To achieve these ends, it is recommended that:

- The management and accounting group - Welfare Department, be housed on an "open area" office plan.
- The concept of an "open area" office is that the accounting personnel will be housed on one floor of about 6000 sq.ft. without partitions. It will be necessary for the floor to be carpeted and for acoustic tile to be used in the ceiling. Carpet and acoustic tile have already been provided by the property owner. In addition, it will be necessary to provide a number of sound-absorbing panels. These are free-standing panels which are available in different heights and colour combinations. The Federal Government is using this concept throughout the building at 1110 West Georgia and the arrangement is considered to be a success by both management and personnel.
- At the time of writing this report, no estimate has been made of furniture requirements or of the cost of provision of sound-absorbing panels. However, it is known that the panels can be supplied at short notice and are removable and can be used elsewhere. An important fact is that it will enable this rental space to be used immediately without loss of time for preparation of tenders, having contractors install partitions, additional lighting, etc. etc.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for
Management and Accounting Groups (cont'd)

4. Summary of Recommendations

It is recommended that:

- (i) The management and accounting group - Welfare Department, be housed on an "open area" office plan.
- (ii) The Assistant Director - Construction & Maintenance be authorized to use contract services at a cost not exceeding \$750 to prepare a detailed floor plan and to compile the list of office equipment and fixtures required and report back with estimates of costs of relocation, annual operating estimates, etc.
- (iii) The Supervisor of Property & Insurance be authorized to negotiate a lease based on the office layout prepared by contract services up to a maximum of 8000 sq.ft. at an approximate rental of \$6.50 per sq.ft. to include heating, air-conditioning, carpeting, janitor services and parking. The lease to be for a period of five (5) years with a 5-year renewal clause.
Occupancy to commence August 1, 1973, at an annual rental cost not exceeding \$52000 per annum (subject to tax escalator clause).
- (iv) Corporation Counsel be authorized to prepare a lease agreement based upon the negotiations concluded by the Supervisor of Property & Insurance; the lease to be signed by the Mayor and City Clerk on behalf of the City.
- (v) The necessary funds to be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS adoption of the recommendations of the Administrative Analyst.

MOVED by Ald. Marzari,

THAT recommendations (i) to (v) of the Administrative Analyst, and the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

P.C. R.G. Sutton (255):
Legal Expenses

The Council further considered report of the Corporation Counsel in Department Report of May 25, 1973 (Finance matters) in respect of the subject of P.C. R.G. Sutton (255) and payment of legal expenses.

As previously requested, the City Prosecutor appeared and gave the details of the circumstances in this case and answered various questions from Council members.

Constable M. Flynn, President of the Vancouver Policemen's Union also appeared and spoke to the matter in support of payment.

cont'd....

UNFINISHED BUSINESS (cont'd)

P.C. R.G. Sutton (255):
Legal Expenses (cont'd)

After due consideration a motion made at a previous meeting of Council by Alderman Bowers was further considered, as follows:

MOVED by Ald. Bowers,

THAT the Council, pursuant to resolution of the Police Commission, approve payment in the amount of \$1,000 for professional services rendered in connection with the defence of Police Constable 255, R.G. Sutton.

The motion was put and,

- CARRIED

(Aldermen Pendakur and Rankin voted in the negative)

Barking Dogs

At the request of Council the City Prosecutor gave information on action taken when noise complaints are received due to barking of dogs. He advised the complaints are investigated and everything possible done to alleviate the problem.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee on Housing, May 29, 1973

The Council considered this report containing clauses 1 to 5 identified as follows:

- Clause 1: Need for Housing Inventory Study
- Clause 2: Proposed Senior Citizens' Housing Development on site adjacent to Jericho D.N.D. Lands
- Clause 3: Progress Reports: Various Public Housing Projects
- Clause 4: United Housing Foundation: Acquisition of Hotels in Skid Road Area
- Clause 5: Change in Committee Membership

Action was taken as follows:

Clause 1

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Aldermen Harcourt, Hardwick and Volrich voted against the motion)

Clause 2

MOVED by Ald. Harcourt,

THAT the first recommendation of the Committee contained in this clause be approved, after being re-worded as follows:

"RECOMMENDS that Council approve, in principle, the Greater Vancouver Regional District proceeding with the proposed Senior Citizens' Housing project at Fourth Avenue and Wallace Street".

- CARRIED UNANIMOUSLY

(no further action was taken on the balance of the Committee's recommendations in this clause; it being understood that the Committee is still considering these aspects.)

Regular Council, June 12, 1973 11

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, May 29, 1973 (cont'd)

MOVED by Ald. Harcourt,
 THAT Clauses 3 and 4 contained in the report be received for
information.
- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Harcourt,
 THAT the action of the Committee taken in this clause be
approved.
- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Finance and Administration
May 31, 1973

The Council considered this report which contained two
clauses identified as follows:

- Clause 1: Concepts of Self-Insurance
- Clause 2: Civic Departments - Review of Operations

MOVED by Ald. Bowers,
 THAT the clauses in this report be received for information.
- CARRIED UNANIMOUSLY

G. Temporary Amendments to Downtown Zoning

The Deputy Director of Planning and Civic Development, in
his capacity as Chairman of the Technical Planning Board (and
with the Board's endorsation of this matter when presented to
them on June 8, 1973), reported as follows

"As a result of the recent publication and discussion of Goals for
Downtown development, and with the probability of zoning changes to
be made in the near future, there has been an increase in enquiries
about developments for buildings that meet the present By-law
standards, but greatly exceed the density proposals now being
considered.

A first reaction to this activity was to proceed with proposals for
new regulations and accept the inevitable of some unusual development
occurring; however, Development Permit Applications made in recent
months, especially in the area south of Robson Street, suggest that some
remedial action should be taken.

An appropriate course of action would be to amend the Zoning By-law
for areas in the Downtown to impose temporary controls until permanent
changes in the Zoning By-law can be made following the adoption of a
Downtown policy plan.

Attached, as Appendix 'A', is a list of suggested changes in Downtown
zones and a map indicating some alterations to boundaries. Adoption of
these will afford time for sufficient study and discussion by the public
of policy for Downtown and the preparation of regulations to define that
policy.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Temporary Amendments to Downtown Zoning (cont'd)

It is recommended that Council instruct the Deputy Director of Planning & Civic Development to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4, and C-5 zones along the lines of the attached Appendix 'A', and refer this amendment direct to Public Hearing after reports from the Technical Planning Board and the City Planning Commission."

MOVED by Ald. Hardwick,

THAT Council instruct the Deputy Director of Planning and Civic Development to make application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4, and C-5 zones along the lines of Appendix 'A', attached to the report, and refer this application direct to Public Hearing after reports from the Technical Planning Board and the City Planning Commission.

- CARRIED UNANIMOUSLY

H. Street Closure: Hawks Avenue from
Prior Street to Keefer Street

The City Engineer, under date of June 12, 1973, submitted the following report:

"In a letter dated June 11th, 1973, the Strathcona Property Owners and Tenants Association request permission to close to vehicular traffic, Hawks Avenue between Prior and Keefer Streets, plus a diagonal closure at the intersection of Keefer Street and Heatley Avenue to connect Strathcona School with MacLean Park; on Sunday, June 17th, 1973, between 2:00 p.m. and 4:30 p.m.

They request this closure in order to hold a 'park plan in' so that community residents might contribute ideas for the Strathcona park design. Musicians and dancers will also be provided to entertain the residents and tables and chairs will be placed on street for their convenience.

There are no objections to the proposal from a Police Department or Traffic Engineering standpoint, and transit is not affected.

Accordingly, it is RECOMMENDED that the Strathcona Property Owners and Tenants Association be permitted to close to vehicular traffic, Hawks Avenue from Prior Street to Keefer Street, plus a diagonal closure at Keefer Street and Heatley Avenue to connect Strathcona School with MacLean Park; on Sunday, June 17th, 1973, 2:00 p.m. to 4:30 p.m. subject to the following conditions:

1. The applicants enter into an arrangement with the Corporation Counsel indemnifying the City against any claims that may arise from holding the 'park plan in'.
2. The cost of temporary traffic controls be borne by the applicants.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicants."

MOVED by Ald. Harcourt,

THAT the recommendation of the City Engineer contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, recessed at approximately 5:15 p.m., to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell,
Marzari, Pendakur, Rankin and Volrich.

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Massey

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and
Pender-Keefer Diversion

The City Engineer, under date of June 7, 1973, submitted a detailed report setting out the status of the development of the Columbia-Quebec Connector and Pender-Keefer Diversion. The following in summary, is extracted therefrom:

"In 1962 Council approved construction of the Columbia-Quebec Connector as an arterial grade street to provide relief to traffic congestion on Main Street and to provide some additional access to the downtown from the east side.

During the past 10 years extensive property negotiations have taken place to obtain the right-of-way for the Connector. The City has acquired waterfront properties and has gained control over much of the shoreline. In exchange for the loss of riparian rights to the water the private properties are to get access to the Columbia-Quebec and improvement to their property by virtue of double frontage on two arterial streets.

In 1971 detailed reports on the Connector and the north end connections were submitted to Council. Council re-affirmed the 1962 policy on the Connector and adopted a plan (Scheme G) for the north end connections to the downtown street system.

The Connector is still considered to be a desirable link in the arterial grade street system as part of the current transportation strategy with special emphasis on transit improvements in both the short term and long term.

The Connector is scheduled to be opened later this year following completion of sewer works."

The Deputy Director of Planning, under date of June 11, 1973, submitted the following report:

"Whereas the Planning Department had a part in the original recommendation which led to the present position on the Quebec/Columbia Connector, this was based on various factors which no longer apply, one of which was that False Creek would be redeveloped as an industrial area.

Arising out of False Creek considerations, the Quebec/Columbia Connector was considered by Council on October 5, 1971 and at this time the Planning Department opposed further construction. Council's decision, however, was to proceed. It may well prove that the decisions of the past coupled with the actual existence of part of the Quebec/Columbia Connector and the rearrangement of properties and ownerships rights have cast the die and no other alternative is available.

While realizing the present traffic problems and the point of view expressed by the City Engineer, the Planning viewpoint must remain against the completion of the Quebec/Columbia, as it did in 1971. From the Planning point of view, therefore, the following observations are relevant:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)I. Columbia-Quebec Connector and
Pender-Keefer Diversion (cont'd.)

1. There is no longer a future north-south freeway into which the Quebec/Columbia Connector would disperse traffic.
2. There is no longer a discussion or a proposal for a waterfront freeway into which the Quebec/Columbia would feed at its northern end.
3. There is no longer discussion of a Scheme 3.0 (connecting to a third Burrard Inlet Crossing), tying into a Taylor Viaduct which would lead into the Quebec/Columbia Connector.
4. There are preliminary plans for future development at the east end of False Creek, eventually connecting all the way to Main Street. Proposals for use of the area are prejudiced by the swathe of the Quebec/Columbia Connector, cutting through what could become a fine recreational and open area, including waterfront and park activities.
5. A Quebec/Columbia Connector would create an immediate demand to tie future development on the north shore of False Creek into the Connector via a Taylor Street alignment. Taylor Street in itself can also prejudice development of the area on the north side of the Creek by introducing heavy commercial traffic into a potential residential area.
6. Coupled with the Quebec/Columbia Connector is the strong possibility of a request to connect the railway from the B. C. Hydro Yards to the east-west railway along 1st Avenue. Such a rail operation would further prejudice future development between the east end of the Creek and Main Street.
7. At its northern end the Quebec/Columbia Connector, by virtue of its existence, would add traffic to the Gastown and Chinatown developments. In addition, the Connector may seriously limit expansion of Chinatown in a western and south-western direction.
8. For the time being an east-west freeway, which may add traffic to Downtown and then to the Quebec/Columbia Connector, is not an active project.
9. Since one of the real bottle-necks in the traffic pattern is the intersection of Kingsway and Main Street, it may be inevitable in the future to connect the Quebec/Columbia Connector onto Kingsway, at considerable expense.
10. The Quebec/Columbia Connector would aid in alleviating outbound traffic congestion at the north end of Main Street; its effect on the Downtown by attracting inbound traffic to an already congested area is considered a detriment.
11. The Connector would aid considerably in solving the traffic problems at the intersection of Main Street and Terminal Avenue.

Suggested Proposals

The Acting Director of Planning and Civic Development therefore suggests several alternatives which Council may wish to discuss in further detail. These alternatives are:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and
Pender-Keefer Diversion (cont'd.)

- 1. To continue the present program for the Quebec/Columbia Connector including its connection to the Pender-Keefer Diversion as reported and decided on originally. At some future date to evaluate whether to proceed on a linkage of the Quebec/Columbia Connector at its south end to Kingsway.
- 2. To re-evaluate the northern part of the Quebec/Columbia Connector in order to not directly tie in with the Pender-Keefer Diversion. This, as presented previously, may result in additional cost. However, it may not cause congestion and limit expansion in the Gastown/Chinatown area. At the same time it may be decided not to continue plans to carry Kingsway traffic onto the Connector.
- 3. To restudy and re-evaluate the entire question of the Quebec/Columbia Connector and in the interim it might be possible to utilize the present constructed portion of the Connector for a parking area which would be tied into bus connections to the Downtown Peninsula and thereby provide a "park and ride" location."

In connection with this matter, letters were received from the following:

Y.W.C.A.	-	Protesting against the project through the Strathcona area.
False Creek Citizens Coalition	-	Setting out views against the project.
Chairman, Vancouver City Planning Commission	-	Requesting decision be deferred on the project for two weeks to allow the Commission an opportunity of discussion and comment.

MOVED by Ald. Rankin,
THAT the foregoing communications be received.

- CARRIED UNANIMOUSLY.

The City Engineer gave a report explanation followed by the Assistant Director, Advance Planning & Research, who explained the views of the Planning Department in respect of the project.

Delegations were heard as follows:

Vancouver Chinatown Property Owners' & Merchants' Association	Brief filed dated June 12, 1973, setting out alternative proposals in opposing the project.
Chinese Benevolent Association	Brief filed dated May 7, 1973, setting out views against the project.
Chinese Cultural Centre Building Committee	Filed a brief and petition in opposition to the project.
Mount Pleasant Area Council Steering Committee	Filed a brief in opposition to the project.
Strathcona Property Owners & Tenants Association	Filed a brief dated June 12, 1973, in opposition to the project.
Autoban	Filed a brief dated June 12, 1973, in opposition to the project.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and
Pender-Keefer Diversion (cont'd.)

After due consideration it was

MOVED by Ald. Hardwick,
(a) THAT the Council's previous approval of Scheme G in connection with the north end connections to the downtown street system, be rescinded.

(b) THAT the Council formally approach the Provincial Government and the B.C. Hydro and Power Authority to ascertain as quickly as possible the future use of the related B.C. Hydro lands, and thereafter,

(c) THAT the Council set up a planning process in co-operation with the community groups to deal with the planning of the northeast side of False Creek and the link with the Chinese community.

- CARRIED UNANIMOUSLY.

- - - - -

At this point, a short recess was observed.

- - - - -

UNFINISHED BUSINESS (cont'd.)

102 East 2nd Avenue - S.E. Corner
2nd Avenue and Quebec Street

On May 29, 1973, Council deferred consideration of the Board of Administration report (Property Matters) dated May 25, 1973, with respect to acquisition of 102 East 2nd Avenue in connection with the extension of the Columbia-Quebec Connector south of 2nd Avenue. The matter was deferred pending the Council's full discussion on the project. This discussion having taken place June 12, 1973, further consideration was given to the matter.

A letter was noted from the firm of Turner, Meakin & Co. Limited, under date of June 5, 1973, withdrawing their offer to the City in respect of this property.

MOVED by Ald. Hardwick,
THAT the Board of Administration report on this matter, together with the letter of withdrawal from the Company, be received.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on
Social Services, May 31, 1973

The Council considered this report containing clauses 1 to 7 identified as follows:

- Cl. 1: Recreational Facilities - Raymur Place
- Cl. 2: Grant Request - Lower Mainland Welfare Rights Organization
- Cl. 3: Sale of Food Outdoors

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on
Social Services, May 31, 1973 (cont'd.)

- Cl. 4: Vancouver Opportunities Program
- Cl. 5: Crisis Centre - Post-Partum Counselling
Program: Grant Request
- Cl. 6: Water Pollution in Vancouver Harbour
- Cl. 7: Steam Baths and Private Clubs - Increased
Incidence of Homosexuality and Venereal Disease

Action was taken as follows:

Clause 1

MOVED by Ald. Rankin,
THAT recommendations (a), (b) and (c) of the Committee in this
clause be approved.

- CARRIED UNANIMOUSLY.

Clause 2

MOVED by Ald. Rankin,
THAT the two recommendations of the Committee in this clause, one
of which involves a grant, be approved.

- LOST.
NOT HAVING RECEIVED THE REQUIRED
MAJORITY.

(Alderman Bowers and Alderman Volrich voted against the
motion).

(For further action on the recommendations in this clause, see pages
22 & 23).

Clause 3

MOVED by Ald. Rankin,
THAT the recommendation of the Committee in this clause be approved.

- CARRIED UNANIMOUSLY.

Clauses 4 and 5

MOVED by Ald. Rankin,
THAT these two clauses contained in this report be received for
information.

- CARRIED UNANIMOUSLY.

Clause 6

MOVED by Ald. Rankin,
THAT the Committee's resolutions in this clause, be received for
information after amendment by striking out the words in the second
resolution "Standing Committee on Social Services" and substituting
therefor the words "Standing Committee on Environment".

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

- J. Report of Standing Committee on
Social Services, May 31, 1973 (cont'd.)

Clause 7

MOVED by Ald. Rankin,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

- K. Report of Standing Committee on
Community Development, May 31, 1973

MOVED by Ald. Volrich,
THAT the report of the Committee in respect of Electoral Reform
be received for information.

- CARRIED UNANIMOUSLY.

- L. Hostel Accommodation

Alderman Rankin requested authority be given to the loan of beds
from the Pacific Hostel to the Social Planning Department for use in
the Summer hostels, particularly at schools.

MOVED by Ald. Rankin,
THAT the City has no objection to the use by the Social Planning
Department of beds, as and when available, from the Pacific Hostel
in connection with Summer hostels, particularly at schools.

- CARRIED UNANIMOUSLY.

- M. Use of City-Owned Land at Cassiar
and 1st Avenue, for an Innovative
Housing Development

The following Clause 1 is extracted from report of the Standing
Committee on Housing dated May 29, 1973:

"Mr. W. E. Casson, Housing Director, Greater Vancouver Regional
District, circulated to the Committee sketches of patio-type
housing which had impressed him on a visit to San Francisco.
These units were selling at prices ranging from \$23,000 to
\$32,000. Mr. Casson put forward the suggestion to the Committee
that they endorse a pilot project of similar type housing in
Vancouver. He suggested the City-owned land at First Avenue
and Cassiar, adjacent to the Trans-Canada Highway, as being
suitable for this type of innovative development. He stated
that, if developed with a series of cul-de-sacs and lot sizes
of approximately 40' x 80', this site could produce about 42
units. This would not be a public housing development as such,
but would be developed for either lease or sale. It was pointed
out that to develop this site as proposed, it would be necessary
to rezone the land from RS-1 to CD-1 to permit the unconventional
lot sizes. It was further noted that the site in question is one
that was previously offered to the Provincial Government for
housing development.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

M. Use of City-Owned Land at Cassiar
and 1st Avenue, for an Innovative
Housing Development (cont'd.)

Your Committee favoured Mr. Casson's proposal and

RECOMMENDS that

- (a) The City endorse the proposal of the G.V.R.D. Housing Department to develop the City-owned site located at First Avenue and Cassiar Street, being Blk. 96, Section 29, THSL, with patio-type housing and lot sizes of approximately 40' x 80'.
- (b) The G.V.R.D. be requested to proceed with an application to rezone the proposed site from RS-1 to CD-1.
- (c) The G.V.R.D. be requested to incorporate into the proposed development the triangle of land adjacent to the site which abuts the Trans-Canada Highway, being a portion of Blk. 105, Section 28, THSL."

MOVED by Ald. Harcourt,

THAT recommendation (a) in the foregoing clause be endorsed in principle but all the foregoing recommendations be referred to the Director of Planning for report back to the Council after due consideration.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

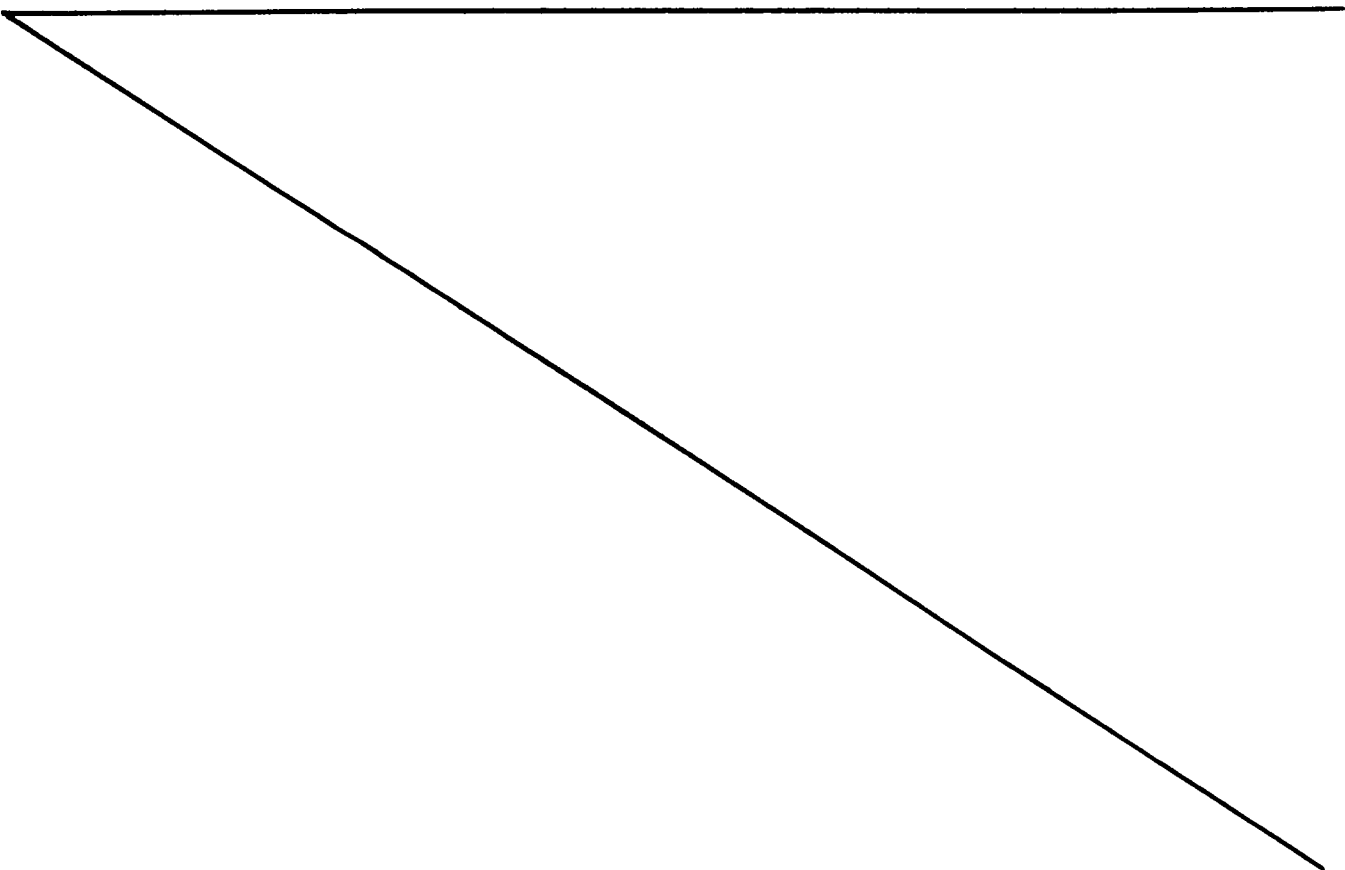
- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,

SECONDED by Ald. Linnell,

THAT the report of the Committee of the Whole be adopted.

. - CARRIED UNANIMOUSLY.



BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4579, BEING
THE "MEMBERS OF COUNCIL SUPERANNUATION
BY-LAW"

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT leave be given to introduce a By-law to amend By-law
No. 4579, being the 'Members of Council Superannuation By-law',
and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Expropriation of Property for
Knight Street Widening -
5388 Knight Street

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT WHEREAS the City of Vancouver desires to acquire that certain
parcel or tract of land and premises situate in the City of Vancouver,
in the Province of British Columbia, more particularly known and
described as follows:

MOTIONS (cont'd.)

- 1. Expropriation of Property for
Knight Street Widening -
5388 Knight Street (cont'd.)

West 7 feet of Lot 25,
Block 2, District Lot 710, Group 1,
New Westminster District,
Plan 1787 5388 Knight Street

pursuant to its powers under section 291(c) of the "Vancouver Charter",
Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agree-
ment with the owners of the real property aforesaid as to the terms of
acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and
the same is, hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY.

- 2. Closing and Stopping Up:
Lane North of 27th Avenue,
East of Glen Drive

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT WHEREAS:

- 1. The City of Vancouver is the owner of all the streets
and lanes lying within the limits of the City of Vancouver;
- 2. The North 20 feet of Lot 7, Subdivisions "C" and "D"
Block 19, District Lots 391 and 392, has been established
for highway under filing 43305;
- 3. This portion of highway is surplus to the City's
requirements and the abutting owner has made application
to acquire this 20 foot strip;

THEREFORE BE IT RESOLVED that the North 20 feet of Lot 7,
Subdivisions "C" and "D", Block 19, District Lots 391 and
392 be closed, stopped up and conveyed to the owner of the
remainder of said Lot 7. The North 20 feet and the remainder
of said Lot 7 to become one parcel.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
Granville Island

referred to the news release that the
The Honourable Mr. Basford, Minister
of State for Urban Affairs, had ann-
ounced that Central Mortgage & Housing
Corporation had acquired Granville
Island from the National Harbours Board
to be developed as a public facility.
Alderman Hardwick advised this was
an important step taken by the
Federal Government and in keeping
with the City's plan for the develop-
ment of False Creek. It was therefore

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Mayor be requested to acknowledge this announcement and
forward a letter of appreciation on behalf of the Council to Mr. Basford.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS (cont'd.)

Alderman Hardwick -
False Creek Progress Report

referred to the Council resolution of June 5, 1973, instructing there be a Report Reference to Council on the False Creek project in two weeks' time (June 19, 1973). The Alderman advised that a formal report reference with maps etc. could be given one week later, otherwise only an oral report would be presented on June 19, 1973.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the time for this Report Reference be extended one week, i.e. June 26, 1973.

- CARRIED UNANIMOUSLY.

Alderman Marzari -
Appointment of Project Manager -
Granville Island

referred to the news announcement that the Government would be appointing a Project Manager in respect of Granville Island redevelopment, and proposed that the City request Central Mortgage & Housing Corporation to consult with the City in the hiring of this officer and on the Terms of Reference in connection therewith. It was therefore

MOVED by Ald. Marzari,

THAT the Council request Central Mortgage & Housing Corporation to consult with the City in the hiring of a Project Manager for Granville Island and in the setting out of the Terms of Reference in connection therewith.

- (NOTICE)

Notice was called and recognized by the Chair

Alderman Linnell -
Canadian Federation of Mayors
and Municipalities

raised the question of the City's membership in the Canadian Federation of Mayors and Municipalities and felt the matter should be studied.

The Mayor advised he would put into writing for Council's consideration, his views on this matter and have the question discussed at a future Council meeting.

MOTIONS (cont'd.)

Grant: Lower Mainland Welfare
Rights Organization

Alderman Volrich requested the Council consider again its earlier action this day on recommendations in Clause 2 of the Standing Committee report on Social Services dated May 31, 1973, in the matter of a grant for the Lower Mainland Welfare Rights Organization. At that consideration, the Council did not take any action to approve the grant. It was therefore

cont'd.....

MOTIONS (cont'd.)

Grant: Lower Mainland Welfare
Rights Organization (cont'd.)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT the two recommendations in this clause including the provision
of a grant to the Lower Mainland Welfare Rights Organization, be
approved.

- CARRIED BY THE REQUIRED
MAJORITY.

(Alderman Bowers voted against the motion).

The Council adjourned at approximately
10:25 p.m.

The foregoing are Minutes of the Regular Council meeting
of June 12, 1973, adopted, after amendment, on June 19,
1973.

A. Phillips
MAYOR

R. Thompson
CITY CLERK

Board of Administration, June 8, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATIONS

1. TENDER NO. 732 - CURBS, PAVEMENTS AND
SIDEWALKS ON SUNDRY STREETS

The City Engineer reports as follows:

"Tenders for curbs, pavements and sidewalks on sundry streets in the City of Vancouver were opened on May 28th, 1973 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No. 732, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council.

Projects included in this tender were approved by Council at Courts of Revision held on May 10th and 17th, 1973.

The City Engineer RECOMMENDS that:

(a) Contracts be awarded to the low tenderers as follows:-

Capital City Construction Co. Ltd.
230 Brunette Avenue
New Westminster, B.C.

Project "A" - Strathcona Rehabilitation - \$ 386,307.90
Area

Project "B" - P.C. Concrete Curbs and - \$ 308,040.00
Gutters on Sundry Streets

Standard-General Construction Ltd.
Granville Island
Vancouver 9, B. C.

Project "C" - Asphaltic Concrete Pavements
and Surfacing on Sundry - \$ 276,510.00
Streets

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

2. TENDER NO. 58-73-3 - SUPPLY & DELIVERY
OF MINERAL AGGREGATES

Tenders for the above were opened by your Board on April 9, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Item 1 of this tender will be reported on at a later date as tests are being made with the low bidder to determine if they can meet the City's unloading and stockpiling requirements.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids on the balance of the items as follows;

Con't . . .

Clause 2 con't

1. CONSTRUCTION AGGREGATES LTD.

All items except 1, 7, 10 and 11 for a 12-month period, at a total estimated cost of \$569,800.00. The material is to be delivered and unloaded onto City stockpiles. Part of items 9 and 12 will be picked up at the supplier's stockpile.

2. RIVTOW STRAIGHTS LTD.

Items 7, 10 and 11 for a 12-month period at a total estimated cost of \$22,100.00. The material is to be delivered and unloaded on City stockpiles.

The above costs include all taxes and charges.

Jack Cewe Ltd. submitted two proposals:

- (a) Pick-up portion of the two requirements from two stockpile locations. They were lower in cost per ton than the recommended supplier. However, when hauling costs are considered the cost to the City would be higher than the recommended bidder.
- (b) To supply and deliver to the job-site the pick-up portion of the requirements. In this instance it is more economical for the City to use it's own vehicles drawing from the recommended supplier's stockpiles or from the City's stockpile."

Your Board

RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel. Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer.

3. PIPE CROSSINGS UNDER RAILWAY TRACKAGE -
DISCRETIONARY POWER MIGHT BE DELEGATED

The City Engineer reports as follows:

"In order for the City to extend, relocate or replace a pipe under a railway track, the City must enter into an agreement with the railway company and may lease the crossing area. At present the execution of an agreement requires prior Council approval. Rather than burden Council with these repetitive submissions, it is suggested, that Council authorize the execution of the documents by the City be delegated to the Corporation Counsel and the City Engineer with the Mayor and City Clerk to sign final approval as in the past."

BOARD COMMENT & RECOMMENDATION

Your Board is in agreement with this proposal and recommends establishment of a Committee comprising the City Engineer and Corporation Counsel pursuant to Section 161 of the Vancouver Charter:

'By a vote of not less than two-thirds of its members, the Council may delegate, with or without restrictions or conditions, to any committee comprised -

- (a) of members of the Council; or
- (b) of employees of the City; or
- (c) of members of the Council and employees of the City,

any of the executive or administrative powers exercisable by the Council'.

569

Board of Administration, June 8, 1973 (WORKS - 3)

Clause 3 con't

As establishment of such Committee requires formal resolution of Council (and a two-thirds) majority, your Board RECOMMENDS that the Corporation Counsel submit a resolution to Council on the matter.

INFORMATION & CONSIDERATION

4. CLEAN-UP WEEK - MAY 6-12 INCLUSIVE

The City Engineer reports as follows:

"By Council resolution of April 17, 1973, the week of May 6-12 was declared as 'Clean-Up Week' to coincide with British Columbia Anti-Litter Week. During this week residents of the City of Vancouver were permitted free disposal at the City's Delta Disposal Site.

The 'Clean-Up Week' was well publicized in the daily newspapers and over the local radio stations before and during the 'Clean-Up Week'. The response to the invitation was as follows:

Number of loads accepted free	1,147 vehicles
Total Weight	403 tons
Costs at Dump Site	\$3,000
Costs of Advertizing	\$4,000

This was a reasonable response, considering the distance to the Disposal Site, however, it had been anticipated that there would be in the order of 2,000 to 3,000 residents take advantage of the free disposal offer.

It is considered that since this was the first time for many years that a free disposal week had been tried, and since the publicity took place for a relatively short time prior to the event, that if the 'Clean-Up Week' was held regularly twice per year, i.e. Spring and Fall, there would be a greater response. Such a program would encourage citizens to keep the City cleaner at little public expense.

Approximately \$3,000 is left from the funds provided for the previous 'Clean-Up Week'. The cost to provide the necessary extra disposal site staff, equipment, etc., and a reduced paid advertizing program for one more 'Clean-Up Week' this Fall is estimated at \$5,000. It would, therefore, be necessary to provide an additional \$2,000 from Contingency Reserve in order to have sufficient funds for another 'Clean-Up Week' this Fall. The Director of Finance states that sufficient funds are available in Contingency Reserve. In future years costs could be budgeted for in the Revenue Budget.

The City Engineer submits the above report for the INFORMATION of Council and requests Council CONSIDERATION of:

- a) A 'Clean-Up Week', where free disposal is provided to Vancouver residents in passenger cars, or cars and trailers twice per year on a regular basis Spring and Fall, with the next 'Clean-Up Week' and free disposal being September 9-15, 1973 inclusive.
- b) Transfer of \$2,000 from the Contingency Reserve in order to provide the additional funds required."

Your Board submits the above report of the City Engineer to Council for their INFORMATION and CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 546

Board of Administration, June 8, 1973 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Request for Funds for Temporary Help: Purchasing Division

The Director of Finance reports as follows:

"On February 15, 1973 City Council adopted a Board of Administration report which recommended "that a temporary buyer position be approved for the period February 16, 1973 to June 15, 1973" - and "that a further review to be made at that time if it develops that further assistance is required."

During the authorized period, the Purchasing Division experienced an unusually high incidence of sickness, and the Purchasing Agent underwent surgery on May 15th (he is not expected back for at least two months).

Consequently, the Division was unable to accomplish as much as planned, and a review of the workload shows that, due to a high level of activity this year, all of the buyers are very busy and cannot handle additional assignments.

The following assignments are over and above the buyers' normal duties and the temporary buyer will be required full time, to the end of the year, to complete them:

- i. Prepare specifications and obtain furniture and equipment for premises being renovated or newly constructed.
- ii. Participate in the disposal of furniture and relocation of equipment from premises being vacated.
- iii. Plan the 1974 furniture replacement program and prepare cost estimates.

The known locations which must be serviced this year are as follows (the scope of the 1974 program is yet to be determined).

- a. New Provincial Courts Complex
- b. City Hall - 3rd floor and sub-ground area.
- c. North Unit (Health & Welfare Management Group)
- d. Pacific Hostel
- e. Continental Hotel
- f. Oppenheimer Lodge.

This report has been discussed with the Administrative Analyst, the Director of Personnel Services and the Business Manager of the Vancouver Municipal & Regional Employees' Union, all of whom agree with the recommendations.

It is RECOMMENDED:

- I. That a temporary buyer position be approved for the period June 16, 1973 to December 31, 1973.
- II. The approximate cost for the temporary position amounting to \$7450., including fringe benefits, be provided from Contingency Reserve."

Your Board

RECOMMENDS the foregoing recommendations of the Director of Finance be approved.

INFORMATION

2. Block 52 Parking Garage

The City Engineer reports as follows:

"At a meeting of Council on May 8th, 1973 a brief report on the cost-revenue for March, 1973 was received for information. The Mayor instructed that when the April report is submitted background details be included. This report is a response to the Mayor's request.

Under the terms of an agreement with Pacific Centre Limited, the City is leasing the Block 52 parking facility. Some of the pertinent terms of this lease agreement and related considerations are as follows:

- a. The City bears all costs associated with the parking garage and receives all the derived revenues.
- b. There are three main cost components namely garage rental, taxes, and operating costs. The monthly rental has been determined by amortizing the capital costs of the garage over a 25 year period. The taxes paid by the City are the normal property and business tax paid by comparable major parking facilities. The operating costs relate to the manpower and equipment provisions required to manage the parking garage on a day-to-day basis.
- c. There are approximately 850 parking spaces in the garage. By the terms of the agreement the City must rent parking spaces to a maximum of 300 monthly parkers if Pacific Centre so requests. A maximum of 40 of the 300 monthly parkers may be in the reserved category if Pacific Centre requests it.
- d. Under the terms of the lease agreement the City may establish its own transient (or short term) rate structure without reference to Pacific. However the monthly parking rates must be at a rent not exceeding prevailing rates at comparable parking facilities in the downtown.
- e. The current parking rate structure is as follows:

TRANSIENT	per hour -	\$0.35
	12 hour maximum -	\$1.75
	24 hour maximum -	\$2.25
	Evenings and Sunday -	\$0.50 maximum
MONTHLY	Reserved -	\$45.00
	Unreserved -	\$35.00

- f. At the end of the initial 25 year term the City may renew the garage lease for an additional 25 years. The monthly garage rental during this extended term would be 66% less than the rental paid during the initial term.

A breakdown of the garage costs and revenues for the month of April is as follows:

COSTS

Rental	\$31,550
Taxes	\$ 9,750
Operation	<u>\$12,000</u>
TOTAL	\$53,300

REVENUE

Transient	\$32,500
Monthly	<u>\$ 9,750</u>
TOTAL	\$42,250

In summary the costs were approximately \$53,300 while the revenue was about \$42,300 leaving a net loss for the month of about \$11,000.

cont'd....

Clause #2 continued:

April was the second month when the Block 52 parking garage had the benefit of the parking demand generated by the department store.

The Engineering Department is now examining in detail the total Block 42-52 parking garage situation. Some of the aspects which are being considered include methods of reducing the operating costs, the suitability for advertisement, and the effects of a different parking rate structure. The long term economics of the parking facility are also under study in consultation with the Director of Finance. The overall findings will subsequently be reported to Council."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION

3. Kerrisdale Arena Emergency Repairs

Your Board has received the following report from the Director of Finance:

"On May 1, 1973 Council received a Board of Administration report regarding a request from the Parks Board for \$200,000 for essential repairs to the Kerrisdale Arena, including replacement of the Arena floor, mechanical plant and lighting. Council approved the recommendations of the Board report, one of which was that \$100,000 be allocated from 1971-1975 Five Year Plan funds (Community Services Centres category) for the replacement of the floor of the Arena. A further recommendation approved by Council was that the Assistant Director of Permits and Licenses Department - Building Construction and Maintenance Division examine the mechanical plant of the Arena and the Assistant City Engineer - Electrical Division examine the Arena lighting and electrical system, for report back to Council.

Both officials have now examined the Arena and report as follows:

From the Assistant Director of Construction and Maintenance Division

"With reference to the Report to Council, dated April 30, 1973 regarding Kerrisdale Arena Emergency Repairs, I have examined the Mechanical Plant of the Arena and concur with the renovation work proposed by the Board of Parks and Recreation.

The mechanical equipment in question is 24 years old, and it is quite apparent that it is nearing the end of its useful life. If the equipment is not replaced, breakdowns can be anticipated in the near future. The type, size, and location of this equipment is such that repair or replacement work might require closure of the operation for two or three months.

The present summer shutdown period does appear to be the ideal time to carry out the work, forestalling any major interruptions during future skating seasons.

I have examined the estimates with the Consultants and find the costs to be as accurate as can be established for this type of work. They are based on preliminary estimates submitted from various sub-contractors.

The existing exit doors and panic hardware are in very poor condition, do not meet present By-law Standards, and should be replaced. This work, together with an allowance for upgrading stadium seating, makes up the estimate for the extra \$20,000.00 requested for 'unspecified essential repairs and renovation work.' The estimates appear realistic and the work is necessary.'

From the Assistant City Engineer - Electrical

'(a) The existing 1500 watt incandescent fixtures above the ice surface should be replaced with lower wattage, more efficient mercury vapour fixtures. The present light level of 20-25 footcandles will be increased to 50 footcandles, in accordance with the illuminating Engineering Society's specifications.

cont'd....

Board of Administration, June 8, 1973 . . . (FINANCE - 4)

Clause #3 continued:

- (b) The existing incandescent fixtures above the spectator bleachers should be replaced with fluorescent fixtures.
- (c) The lighting distribution fused panels are very old and parts are no longer available and they should be replaced with circuit breaker panels.
- (d) All lighting wiring is old and the insulation brittle and should be replaced.
- (e) The emergency lighting and fire alarm systems should be updated to present day standards in accordance with instructions from the Chief Fire Warden.

After an inspection of the electrical plant at the Arena it is the recommendation of this Department that the section of the consultant's letter pertaining to electrical matters be accepted in total as the wiring, distribution panels and lighting have reached the end of their useful lives.

In addition the Assistant City Engineer - Electrical included some further items in his report as follows:

- (a) External perimeter lighting required to reduce vandalism.
- (b) Vandal-proof fixtures required externally, above the exit doors as existing fixtures are nearly all smashed and cannot be replaced.
- (c) New 'exit' lights required as most of the existing fixtures are broken.
- (d) Additional circuits are required in the concession stand as the existing circuits are overloaded and overfused, and expansion of the stand is planned.
- (e) All convenience outlets should be changed to U-ground receptacles in accordance with City policy.
- (f) The spotlight and announcement booths should have permanent convenience outlets installed in them to eliminate the need for extension cords which run through public walkway areas.
- (g) All wiring not covered in the consultant's report should be reviewed and renovated as necessary.

Presumably there is no provision in the \$200,000 for these additional items and after the City Electrician has estimated the needs in this area a further report to Council will be necessary regarding funds.

A further recommendation in previous report to Council was that the Board of Parks and Public Recreation be advised that in respect to the additional request of \$20,000 (this \$20,000 was a Parks Board request over and above the original estimate of the consultants) for unspecified 'essential repairs and renovation work', funds would be provided from the Kerrisdale Arena Trust funds upon receipt by Council of more details as to the requirements. In view of the above report of the Assistant Director of the Construction and Maintenance Division it would appear that the \$20,000 should be provided at this time and the work should be done at the same time as the balance of the renovation work. It is fairly certain at this time that the Trust funds will have to be used to provide working capital for the normal operation of the Arena during the renovation period and I would therefore recommend that the \$20,000 be provided from the same source of funds as the balance of \$180,000 and the Trust funds not be used for the capital renovation purposes at this time.

The Board of Park Commissioners on Monday, May 14th, 1973 approved an allocation of 1973 Five Year Plan funds of up to \$200,000 for necessary repairs to the Kerrisdale Arena building and mechanical plant.

Recommendations

- I. That Council approve a further allocation of \$100,000. of 1971 - 1975 Five Year Plan funds (Community Services Centre category) for the repairs and renovation to the mechanical plant and electrical systems of the Kerrisdale Arena. This brings the total allocation up to \$200,000 and is in advance of Council consideration of the Basic 1973 Capital Program.

cont'd.....

Clause #3 continued:

II. That Council rescind recommendation no. 5 of the Board of Administration report dealt with by Council on May 1, 1973 quoted as follows:

'That the Board of Parks & Public Recreation be advised that in respect to the additional request of \$20,000 for unspecified 'essential repairs and renovation work', funds would be provided from the Trust funds upon receipt by Council of more details as to the requirement.'

Your Board recommends that Council approve the foregoing report of the Director of Finance.

4. Juvenile Detention Home Agreements

The Corporation Counsel reports as follows:

"The agreements with each of the following municipalities, regarding the use of the Juvenile Detention Home, expired on April 30, 1973:

District of North Vancouver
City of North Vancouver
District of Burnaby
Township of Richmond
District of Coquitlam
Corporation of Delta

The respective clerks of the municipalities have advised that it is their Council's wish that the agreements be renewed for a further period of one year from May 1, 1973 to April 30, 1974, upon the same terms and conditions, save and except as to the daily rate, which is to be changed to \$30.00 per day. The proposed rate of \$30.00 per inmate day, which was set by the Director of Finance, has been increased from the 1972-73 rate of \$21.05 and reflects a calculation based on the number of detention days in relation to the total cost of operation of the Detention Home for the previous year.

The Corporation Counsel asks that a resolution of Council be obtained to authorize the execution of renewal agreements as to the use of the Juvenile Detention Home with the District and City of North Vancouver, District of Burnaby, Township of Richmond, District of Coquitlam and Corporation of Delta for a further period of one year from May 1, 1973 to April 30, 1974, upon the same conditions as the previous agreements save and except as to the daily rate, which shall be \$30.00. "

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be approved and that the Mayor and the City Clerk be authorized to execute renewal agreements for the use of the Juvenile Detention Home as aforesaid, such agreements being satisfactory in form to the Corporation Counsel.

BOARD OF ADMINISTRATION, JUNE 8, 1973.....(PROPERTIES- 1)

PROPERTY MATTERS

RECOMMENDATION

1. EXPROPRIATION FOR KNIGHT STREET WIDENING
5388 Knight Street

The Supervisor of Property & Insurance reports as follows:-

"The widening and improvement of Knight Street, including the installation of permanent pavement between 33rd and 57th Avenues, is now proceeding under the 1973 Paving Programme. In order to complete the required 80 foot road allowance, negotiations were entered into in March this year to acquire eight 7 ft. widening strips in the section between 37th and 39th Avenues. Seven of these strips have been acquired as endorsed by Council April 3rd, 1973 and April 17th, 1973.

One widening strip remains to be acquired, namely, the West 7 ft. of Lot 25, Block 2, D.L. 710, known as 5388 Knight. Repeated efforts have been made to effect a settlement with the owners to no avail. To date these parties have refused to accept the City's offer herein as follows:-

- | | | |
|----|---|-----------|
| 1. | Loss of land (231 sq. ft.) | \$ 462.00 |
| 2. | City Engineer to repair and make good damage to lawn and garden adjacent to new property line at no cost to owners. | |

It is noted that identical offers for loss of land were accepted by the owners of similar properties in this section. The subject widening strip is clear of obstructions.

The City Engineer will require early possession of said strip to enable development work to continue without interruption.

Following consultation with the City Solicitor, he recommends that the required widening strip be expropriated.

RECOMMENDED:

- (a) That the offer of \$462.00 made to the owners through the office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.
- (b) That, since the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above property in accordance with the Resolution for that purpose submitted under "Motions".
- (c) That Mr. R. S. Thorpe be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

2. PARK SITE #10, MOUNT PLEASANT
Vacant Possession and Demolition of Dwellings
Block 41, D.L. 200A and Block 104, D.L. 264A

The Supervisor of Property and Insurance reports as follows:-

"Park Site #10 is listed under Table I of Park Sites Purchases Program 1971 - 1975, confirmed by City Council on December 15th, 1970. This site is within the blocks bounded by Brunswick Street, 7th Avenue, Guelph Street and 8th Avenue.

The Chairman of the Parks Board in a letter dated April 19th, 1973 to Alderman Darlene Marzari stated as follows:-

"I have discussed your letter of April 19th with the Superintendent who advises me that Park Site #10 in Mount Pleasant has been a City and Park Board high priority park site purchase for a number of years. The loss of Mount Pleasant school and the large grounds at Broadway and Kingsway make it imperative that additional open space be provided in the area.

The provision of Park Site #10 for open space was given as a reason by the City for rezoning of the Mount Pleasant school grounds for commercial purposes. The area surrounding Park Site #10 is all RM-3, apartment zoning and the need is increasing each day for more open space."

The City now has title to all the properties in the Westerly block, which is shown outlined in red on the enclosed plan. Approximately 50% of the Easterly block has now been acquired by the City and negotiations are being carried on to acquire the balance of said block. The present plan of the Parks Board is to acquire all the properties by September 30th, 1973 in order that development of the Park Site begin early in 1974. As there are still 4 owners whose properties have to be acquired, it is difficult to say whether the City will have title to all properties by this date.

In order that the Park Program not be unduly delayed, it is,

RECOMMENDED that the Supervisor of Property and Insurance be authorized to immediately serve "Notice to Vacate" by September 30th, 1973 on all tenants of the Westerly block, which is totally owned by the City, so as to give them time to find alternative accommodation during a period of better weather. It is proposed that as each unit becomes vacant, it be padlocked and when all units in any building are vacant, that such building be demolished.

RECOMMENDED FURTHER that the Supervisor of Property and Insurance continue to negotiate the acquisition of the balance of the Easterly Block 104 and demolish the dwellings as they become vacant with a view to the Parks Board carrying on with the development of this block early in 1974. The Superintendent of Parks concurs in these recommendations."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

DEPARTMENT REPORT, JUNE 8, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. SEWER PROGRAMME - FALSE CREEK FLATS

The City Engineer reports as follows:

"On May 1st, 1973, Council approved an additional \$1,450,000 for sewer works in False Creek on the understanding that an attempt would be made to obtain the forgiveness factor from the Federal Government in accordance with the appropriate Federal Act. Possible sharing could arise through the Winter Capital Projects Programme or through grants for sewer construction under the National Housing Act.

Winter Capital Projects Programme

An application had already been made under the Winter Capital Projects Programme to cover eligible sewer works in the False Creek area. At this time, none of the sewer projects has been approved by the Federal Government for funding from the Winter Capital Projects Fund.

In order to qualify for participation in this programme, projects must be accelerated or additional to works already planned. The sewers works for which the \$1,450,000 was approved do not meet this requirement. The City is, therefore, unable to apply for senior Government cost sharing under this programme.

National Housing Act

This Act provides for Federal funding of major sanitary sewers and treatment plants. No eligible works are being constructed by the City in False Creek, and in general eligible works are the responsibility of the Greater Vancouver Sewerage and Drainage District. The City cannot, therefore, apply for sharing the False Creek sewer works under this legislation."

FOR COUNCIL ACTION SEE PAGE(S) 547

BUILDING AND PLANNING MATTERS

INFORMATION

1. 2743 - 2745 Point Grey Road
2893 Point Grey Road - Subdivision

The Deputy Director of Planning & Civic Development reports as follows:-

By letter of May 1st and May 3rd, 1973, Mr. R.K. Baker, Barrister and Solicitor, has written to Council with respect to two subdivision applications on Point Grey Road.

In both cases these are requests for preliminary approval to subdivide property which comes within Priority Areas #1A and #2 for the acquisition program as part of the Point Grey Road waterfront improvement. In both cases, also, the City has made an offer to the owner to purchase the property, but the owner does not accept the offer.

Whereas the subdivision of both properties meets the minimum dimensional standards of the Subdivision Control Bylaw, I have told Mr. Baker or his clients that I would not be prepared to approve a subdivision. Section 96 of the Land Registry Act provides that the Approving Officer "may refuse to approve the subdivision if in his opinion, the anticipated development of the subdivision would.....be against the public interest."

My position is based on the fact that Council has not rescinded any resolution about the acquisition of property on Point Grey Road and, in fact, the City has made an offer which, in my view, confirms the City's position. The fact that the offer has not been accepted by the owner does not, in my view, represent a withdrawal from the City's position.

On May 14, 1973, formal application was made by Mr. R.K. Baker to subdivide both his clients' properties as outlined above and, accordingly, I proposed to reject both applications under Section #96 of the Land Registry Act.

DELEGATION REQUEST - R. K. BAKER, Q.C.

CONSIDERATION

2. Shannon

The Deputy Director of Planning & Civic Development and the Director of Permits & Licenses report as follows:

On February 20, 1973, Council passed the following resolution:

THAT WHEREAS in circumstances where it is desired by a developer to alter or amend plans which have previously been approved under a Development Permit, the Director of Planning and Civic Development is given certain discretion to waive the necessity for a new application in situations where he deems the amendment to be of minor nature;

THEREFORE BE IT RESOLVED THAT in the case of the Shannon development, at 57th Avenue and Granville Street, the Director of Planning and Civic Development be directed to bring before Council any and all applications by the developer for amendment or alterations to the development permit.

Cont'd.....

CLAUSE NO. 2 (continued)

In the normal process of development, it is inevitable that there are going to be minor changes between the approval of a development permit and the completion of working drawings and the construction of a building. By the terms of Council's resolution "any and all" amendments are to be referred to Council. A number of applications for minor amendments are on hand. It would probably still give effect to Council's intention in passing this resolution, if Council delegated to the officials, authority to approve minor amendments where, in the opinion of the officials, these amendments constitute an improvement to the design. Only those requests for amendments which do not, in the view of the officials, represent an improvement, or where additions are involved, would be referred to Council.

This report is submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 547

580

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

May 29, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, May 15, 1973 at approximately 10:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Marzari
Alderman Rankin

ABSENT: Alderman Hardwick (Civic Business)

ALSO PRESENT: Alderman Massey

CLERK: M. Kinsella

The Minutes of the meeting of May 1, 1973 were adopted.

RECOMMENDATION

1. Need for Housing Inventory Study

The Committee reviewed the Chairman's memo of April 9, 1973 to Mayor Phillips on "Reasons for Housing Inventory Study funded by Federal Government". Mr. Northey, Advance Planning and Research Division, City Planning Department, commented on the Chairman's memo as follows:

- (a) Need for breakdown of population figures into age groupings, numbers and types of households:

This breakdown is already underway in the Planning Department and should be available by the end of 1973. The delay is because this information is dependent upon 1971 census figures which will not be available until later this year.

- (b) Need for accurate assessment of existing housing stock in the City:

With the automation of building permits, the Planning Department should have this information available within a month.

- (c) Need for study on the roll of Federal-Provincial-Municipal or Regional District in the provision of variant type of housing stock:

Mr. Northey stated that, in his opinion, this information could only be made available through a housing inventory study. However, he felt that development of much of this needed housing will have to remain with private industry.

cont'd

Clause No. 1 (cont'd)

Mr. Northey suggested that such a housing inventory study would really form part of the implementation of an on-going programme and therefore any work done on this study would result in a more effective housing programme. In other words, a housing inventory study would not be an excuse for inaction, but rather would result in the on-going programme being more effective and better planned. There followed intensive discussion on the merits of a housing inventory study and your Committee

RECOMMENDS that the City not proceed with a housing inventory study in this particular form.

2. Proposed Senior Citizens' Housing Development
On Site Adjacent to Jericho D.N.D. Lands

At the last meeting of the Committee, the Greater Vancouver Regional District Housing Department was requested to do soil tests on the Site. Mr. W. E. Casson, G.V.R.D. Housing Department, reported that, while the final results of the soil tests have not been received, the indications are that the soil is suitable for medium density development.

Point Grey Homeowners' Association appeared before the Committee protesting the proposal to erect a 9-storey Senior Citizens' development on this property. Mrs. Baker, on behalf of the Association, submitted the following resolution:

"Whereas the Vancouver City Council has recently been reported as having under consideration a nine story high rise development for Senior Citizens, North of Fourth Avenue on the 2.86 acres at Wallace Street, be it resolved that the undersigned homeowners from six blocks, 3700 and 3800 West First, Second and Third Avenues just East of the Jericho Park Area, wish it to be known to all levels of Government, that we are unalterably opposed (unanimously) to any type of high rise housing development.

However we would accept a good quality Senior Citizens' housing development, not exceeding two storeys on the 2.86 site.

Notwithstanding the foregoing, by a practically unanimous vote, we prefer and urge the Vancouver City Council to immediately proceed with the greatest effort, to acquire all Federal lands and combine this with the land already owned by the City, in the general area North of Fourth Avenue, bounded on the East by Wallace Street and on the West by Trimble, with the main objective to develop it as a natural park for the public at large with no through vehicular traffic being allowed."

cont'd

Clause No. 2 (cont'd)

Mr. Casson agreed to meet with the Point Grey Residents Association to discuss the proposed development and possible alternative designs for same. At the request of Mr. Casson, the Chairman agreed to attend the proposed meeting with the concerned homeowners on this matter.

The Committee also had for discussion a letter dated May 22, 1973 from Mr. W. E. Casson, Director of Housing, Greater Vancouver Regional District, requesting that the Standing Committee on Housing place before Council an offer on behalf of the Provincial Land Acquisition Programme to purchase the City owned site on 4th Avenue and Wallace Street, based on \$2,000.00 per unit for indeterminate number of units. The letter also stated that it is anticipated that development would be under section 43/44 of the National Housing Act which would permit the payment of a grant in lieu of municipal taxes; the municipal portion of the subsidy would be the responsibility of the G.V.R.D. The Supervisor of Property & Insurance indicated that he will be submitting a report to Council on the G.V.R.D. Housing Department's request to purchase this land. This report will be submitted for consideration in conjunction with your Committee's report on this matter. Your Committee

RECOMMENDS that Council approve the Greater Vancouver Regional District proceeding with the proposed Senior Citizens' Housing project at Fourth Avenue and Wallace Street.

FURTHER RECOMMENDS that the decision on the type of development be deferred until discussions have been held with the residents of the area.

FURTHER RECOMMENDS that City Council make the City owned land, being Lot D of D.L. 538 which is adjacent to the Jericho D.N.D. lands, available to the G.V.R.D. Housing Department at a price of \$2,000.00 per unit for an indeterminate number of units.

The Committee also had before it a joint report from the City Engineering and Planning Departments on "Senior Citizens' Housing Site: 4th Avenue and Wallace Street: Road Requirements". Your Committee agreed to defer consideration on this report to its next meeting.

3. Progress Reports: Various Public Housing Projects

The Assistant Director of Community Planning gave oral reports on progress of the following projects:

(a) 75 Unit Residential Facility for
Single Men, Downtown East Side

Mr. Geach reported that there have been some very productive meetings between the Planning Department, C.M.H.C., East Side residents, and representatives of various organizations active in the area. The Planning Department is currently working on a report requesting Council to formally request the Senior Governments' participation in this project. The Steering Committee has reached agreement on the type of building, design of units and other facilities for the project. The Property & Insurance Department is working on the acquisition of a suitable site.

cont't

Clause No. 3 (cont'd)

(b) Kitsilano Senior Citizens' Project

The planning for this project is well underway and it is expected that approval in principle from the Provincial Government should be received within a week or two.

(c) Calling Foundation Senior Citizens' Project - Joyce and Kingsway

Mr. Geach noted there is a current Council motion that the City use its expropriation powers to assist the Foundation in obtaining a useable site in this area. However, he has been informed by the Foundation that land acquisition is proceeding satisfactorily at present and therefore there may be no need for the City to use its expropriation powers on this occasion. Mr. Geach undertook to advise your Committee should the Calling Foundation need any assistance with land acquisition.

4. United Housing Foundation - Acquisition of Hotels in Skid Road Area

Mrs. Hamilton, United Housing Foundation, advised the Foundation has acquired two hotels in the area, which they hope shortly to start work on to up-grade and manage. She indicated that there is a likelihood in the near future of the Foundation requesting a grant from the City to assist with these renovations.

It was noted that C.M.H.C. has arranged with the City Inspection Departments to undertake joint inspections of these properties within the next week.

5. Change in Committee Membership

Alderman Marzari formally resigned from the Standing Committee on Housing.

At the invitation of the Chairman, Alderman Massey was appointed a member of this Committee.

At this point, the meeting recessed to re-convene In Camera -- See In Camera minutes of this date.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

MAY 31, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, May 31, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO
COMMITTEE: R. Henry

The Minutes of the meeting held May 10, 1973 were adopted as received.

INFORMATION

1. Concepts of Self-Insurance

At the request of the Committee, Mr. D. MacDonald, the City's insurance consultant, attended the meeting and reported orally on the various types of insurance schemes and particularly self-insurance. Mr. MacDonald referred to previous studies commissioned by the City Council several years ago, in which he had reviewed the adequacy of the City's coverage. Mr. MacDonald filed a graph showing the amounts involved in insured losses from 1965 to 1972. Mr. MacDonald reminded the Committee that the City in effect was already self-insuring on matters such as earthquake, underground services and plate glass. It is stressed that, however, there is a gap which should be examined with respect to negligence that could be incurred by employees of the City. The Director of Finance indicated that City officials have been looking into this matter for some time and because of other priorities, have been unable to assemble such facts as contractual commitments that had been made by the City and would affect liability coverage, if taken out. After further discussion on the subject it was

RESOLVED

THAT as the City's liability coverage is not as extensive as it should be to cover liability involving civic employees; therefore the present study being carried out by the Director of Finance and the Corporation Counsel with respect to liability insurance coverage be given a high priority.

2. Civic Departments - Review of Operations

The Chairman explained that he had suggested the Committee review the operations of civic departments as a means of the Committee and other members of Council becoming aware of the present structure, budget and program of each department. He also pointed out that such a review would assist the Committee in considering future budgets of the departments. The Chairman filed guidelines and suggested that meetings be held possibly at 12:00 noon, between June and September.

(A copy of the guidelines is circulated for information.)

The meeting adjourned at approximately 3:10 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 584

585

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

MAY 31, 1973

A Special Meeting of the Council of the City of Vancouver was held in the #1 Committee Room, City Hall, on Thursday, May 31, 1973 at approximately 1:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Linnell,
Marzari, Massey, Pendakur and Rankin

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Hardwick (Civic Business)
Alderman Volrich

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Alderman Harcourt,
SECONDED by Alderman Marzari,
THAT Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. Former Officers' Mess - Jericho

On May 21, 1973, Mrs. Dorothy Gillis, Vice-President of the West Point Grey Recreation Project and Chairman of the Planning and Building Committee of that Project, wrote to the Mayor asking for a meeting with the Mayor and Fire Chief, in connection with the Fire By-law and Fire Marshall's requirements for the use of the former Officers' Mess at Jericho, by the West Point Grey Recreation Project. The Mayor referred this to Council and suggested a meeting with the citizens concerned, the Park Board and Council, to discuss the problem.

At this meeting the Fire Chief and the Director of Permits & Licenses submitted reports dealing with the problems referred to in the letter from the West Point Grey Recreation Project and both departments had representatives present to speak to the reports. Commissioner May Brown represented the Park Board and also present were representatives from the Park Board staff and the architect engaged by the Park Board on the matter of the renovations to the building.

Mrs. Gillis spoke on behalf of the Recreation Project, outlining the space problems facing the Project and the necessity for the Project to make plans for the coming year by producing programs which could be used in the space available in the year. Mrs. Gillis submitted a "Facilities Analysis" dated May 1973 in support of the points made in her submission.

Commissioner Brown advised the meeting that the Board of Parks and Public Recreation had not yet made a determination on the future use of this building, and the Board was extremely reluctant to authorize alterations estimated at approximately \$36,500 for the use of the building on a limited term suggested by the Building Inspector in his letter of May 10th, 1973, to the Superintendent of the Park Board which was in response to the Superintendent's letter of April 24th, 1973.

The Fire Chief and the representative of the Provincial Fire Marshall explained to the meeting that the requirements for wider door openings, etc. were part of the Provincial legislation - the Fire Marshall Act - and neither the Fire Chief nor the Provincial Fire Marshall had any discretionary power whatsoever in the application of the Act.

Cont'd.....

Former Officers' Mess - Jericho (cont'd.)

The Mayor requested specific information from the representatives of the Park Board and the representatives of the Point Grey Recreation Project as to what these two bodies requested of Council; reminding them that Council had, in establishing the budget for the year 1973, provided that the Board of Parks & Public Recreation would have freedom to allocate funds within the overall amount established for the year 1973. The Mayor suggested that if the Park Board felt that the project needed assistance, the Park Board make the necessary adjustments to its budget to allow the allocation of funds for this expense.

It was suggested to the Park Board that if the building could serve for 3 to 3½ years, approximately the time necessary for the development of a Community Centre to serve the area, then the expenditure of approximately \$36,5000 would work out to about \$1,000 a month rent, a not unreasonable figure. The Park Board representatives explained that they could not at this time, commit their money to renovating this building to public meeting hall standards as they felt they could not support any action as regards the building until the Board had made a determination on the future of the building.

The Council took no further action on the matter.

COMMITTEE OF THE WHOLE

MOVED by Alderman Pendakur,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Pendakur,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

The Special Council meeting adjourned at approximately
4:50 p.m.

* * * *

587

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
SOCIAL SERVICES

MAY 31, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, May 31, 1973 at approximately 1:40 p.m. in the #1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, (Chairman)
Alderman Marzari
Alderman Linnell (arrived approximately
2:10 p.m.)

ABSENT: Alderman Hardwick (Civic Business)

CLERK: M. Kinsella

RECOMMENDATIONS:

In consideration of items 1 and 2, a quorum not being present Alderman Rankin and Alderman Marzari submitted the following recommendations:

1. Recreational Facilities - Raymur Place

On May 3, 1973, the Standing Committee on Social Services met with representatives of the two senior governments, Ray-Cam Services Committee representatives and other interested parties to discuss the Ray-Cam proposal for recreational facilities at Raymur Place. It is proposed to develop this facility on the S. E. corner site at Hastings and Campbell: Lots 1-6, Block 120, D.L. 181 comprising 0.42 acres which is owned by the Urban Renewal Partnership. At that meeting your committee recommended that the City, through the Director of Social Planning start negotiations with the Federal and Provincial Governments on cost sharing on both capital and operational costs of a recreational building up to 13,000 sq. ft. in size including a basement area. It was further recommended that the Director of Social Planning report back to the Social Services Committee, the results of his negotiations.

At today's meeting the Director of Social Planning submitted to the Committee the following memorandum of a meeting with Federal, Provincial and City representatives on this matter:

"This will advise and confirm that at our meeting on May 17, 1973, we agreed on the following for inclusion in the building:

Foyer (offices)	360	sq. ft.
Workshop	1,275	" "
Back Porch (play area)	500	" "
Pantry (co-op)	2,000	" "
Teen Rec. Room	400	" "
Library - Study	400	" "
Lounge - Snack Bar	500	" "
	<u>5,435</u>	

The foregoing places and spaces are exactly as requested by Ray-Cam. In addition, it was agreed to provide Day Care space to the extent of 1,000 sq. ft. indoors and 2,250 sq. ft. outdoors. The Provincial and Federal officials accept these parts of the building as an integral part of Raymur and will provide the capital funds required.

Provincial and Federal officials did not agree to share capital cost of the 'basement gym' (3,800 sq. ft.) nor the 'living room'

cont'd.....

Clause No. 1 (cont'd)

(1,600 sq. ft.). City staff agreed to estimate the feasibility and cost of these two items.

Design costs, sharing of capital costs and operational costs still to be worked out.

As agreed at Social Services Committee meeting, Social Planning staff circulated a draft statement on how 'Ray-Cam Project Fits into the Larger Scheme of Strathcona Facilities and Programs'. Comments are to be received from officials and when a statement is ready, it will be circulated to Ray-Cam and the Social Services Committee.'

RECOMMENDED that Council

- a. Endorse the above memorandum of the Director of Social Planning with respect to Provincial and Federal government acceptance of responsibility of 5,435 sq. ft. of the proposed Ray-Cam recreational building.
- b. Authorize the Chairman of the Standing Committee on Social Services to enter into negotiations with the Minister of Municipal Affairs with respect to the two senior levels of government accepting financial responsibility for the 1,600 sq. ft. of space (living room) required for the Central Meeting Rooms.
- c. Authorize the Standing Committee on Social Services to discuss with Ray-Cam representatives, the Director of the Boys' Club in the area and the Director of Strathcona Neighbourhood Centre, the need for the basement gymnasium (3,800 sq. ft.) (Both these latter facilities have gymnasia.)

2. Grant Request - Lower Mainland Welfare Rights Organization

The Committee had for consideration the following report from the Director of Social Planning:

"The Lower Mainland Welfare Rights Organization has requested funds in the amount of \$229.00 per month, retroactive to February 1, 1973. I discussed the request with Walter Boyd, Director of Welfare and Rehabilitation, who does not support the grant request.

My information is that this organization is less helpful to social assistance recipients than other welfare rights groups. The request and the foregoing views are submitted for the Committee's consideration.

A copy of Walter Boyd's memorandum on this subject is attached."

A delegation from the Lower Mainland Welfare Rights Organization discussed their grant request with the Committee. Staff of this organization consists of two volunteers and seven Vancouver Opportunities Program workers and their operating expenses are approximately \$209.00 per month. The function of the organization is mainly to help people on welfare with problems relating to social assistance and the delegation stated they have helped about 400 people over the last year or so.

RECOMMENDED:

That a grant of \$169.00 per month for a period of twelve months be made to the Lower Mainland Welfare Rights Organization.

FURTHER RECOMMENDED:

That the Director of Social Planning in consultation with the Director of Welfare and Rehabilitation submit to the Standing Committee on Social Services, within six months, an evaluation report on this organization.

.

At this point a quorum was present and therefore your Committee submits the following recommendations:

3. Sale of Food Outdoors

The Medical Health Officer and Director of Environmental Health discussed with your Committee environmental health problems related to sale of food outdoors. They are particularly concerned with recent proposals with respect to outdoor markets in the Gastown area. The Environmental Health Division have received a number of requests from persons wishing to sell food out of doors in this area. One concern is possible contamination of this food through lack of adequate facilities for preparation, handling and display. There is also a possibility that if the Health Department relaxes food control regulations to permit sale of food outdoors, a drop in the current high standard of food control in the City could result.

RECOMMENDED that the Health Department be involved in initial discussions and planning for development of the Fisherman's Wharf complex at the foot of Columbia Street to insure that all possible steps are taken to meet food control regulations.

INFORMATION

4. Vancouver Opportunities Program

The Board of Administration under date of May 17, 1973 submitted for information a report from the Director of Welfare & Rehabilitation on the Vancouver Opportunities Program. A delegation from the Vancouver Opportunities Program was present during consideration of this item and answered questions from your Committee with respect to its operation. The Director of Welfare & Rehabilitation spoke in support of this program which he considers to be a most progressive program which has been very helpful in assisting people to get back into the employment stream.

RESOLVED that the report of the Board of Administration dated May 17, 1973 on Vancouver Opportunities Program be received for information.

5. Crisis Centre - Post-Partum Counselling Program; Grant Request

Miss J. Quinalan submitted and spoke to a brief in support of the grant request, Crisis Centre - Post-Partum Counselling Program. Specifically the Program is requesting the City fund this programming at a cost of approximately \$15,343.00 per year. Staff consists of a paid co-ordinator and fifteen trained volunteers. A submission stated in part:

cont'd

Clause No. 5 (cont'd)

- "DESCRIPTION: The programme is primarily directed toward mothers who are experiencing any of the following difficulties during the first few years of the post-partum period:
- a. Feelings of inadequacy or inability to cope as a wife and/or mother
 - b. Feelings of depression that may range from sadness to suicidal thoughts
 - c. Feelings or acts of aggression towards the baby. Sometimes this is manifested by overconcern. Strong feelings of guilt are present in either case.

The project has helped over one hundred mothers to recover during the sixteen months of its existence. There are currently seventy-one people involved in the programme. In order to accomplish this, a four part service is offered:

- a. One-to-one guidance and support from a volunteer
- b. A weekly group meeting of mothers
- c. A fortnightly meeting of fathers
- d. Family educational and discussion evenings

Education and research are two other aspects. This includes inservice education, lectures and workshops to health professionals and other interested groups. A field placements to second year master of social work student and doctoral candidate (psychology) has been provided. Public awareness has been increased by newspaper and radio releases.

- STAFFING: a. Fifteen trained volunteers presently work free of charge. These are recruited from people who were originally receiving help in the programme, who have recovered, and who now wish to help others who have similar problems in living.
- b. A paid co-ordinator (see attached curricula vitae)

REFERRAL SOURCES: Family practice doctors, psychiatrists, hospitals, Metropolitan Health nurses, Crisis Centre, and groups offering perinatal services. Individuals may self-refer.

The recent rapid growth and interest expressed by members of the medical profession would indicate that the programme is meeting a need in our health care delivery.

The Health Department has agreed to include the programme but is unable to provide funds. We are, therefore, seeking the approval of the Health and Welfare Committee."

The Medical Health Officer expressed the opinion that this is a worthwhile project offering a needed service to the community. Following further discussion it was

RESOLVED that the grant request of the Crisis Centre - Post-Partum Counselling Program be referred to the Medical Health Officer for a report back to your Committee as soon as possible. This report to include an evaluation of the Program as well as recommendations regarding sources of funding of this program (either through the Provincial Government or the Canada Assistance Plan).

6. Water Pollution in Vancouver Harbour

The Health Department is concerned with the potentially dangerous situation with respect to pollution of Vancouver harbour from pleasure craft and live-a-boards (house-boats). The number of these craft in the harbour has increased dramatically over the last few years and will increase even more when the proposed marinas in the False Creek area are in operation.

The Medical Health Officer expressed concern that at present, there are no regulations governing discharge of sewerage into the harbour from these vessels. He noted that the Provincial Government has regulations banning flush-heads on boats on interior lakes but there are no similar regulations for the Metropolitan Vancouver area. Dr. Bonham stated that some time ago, the Metropolitan Health officers requested the Provincial Government to enact recreation pollution control regulations for the Metropolitan Vancouver Area. The Provincial Government was reluctant to pass such legislation and suggested that this problem be dealt with through Municipal By-laws. On checking with the City's Law Department, the Medical Health Officer was advised that there might be some difficulty enacting pollution control regulations of this nature at the municipal level.

The Health Department would also like to see regulations requiring marinas to provide shore based facilities for live-a-boards and pleasure craft without heads.

Dr. Bonham stated another problem is pollution from freighters in the harbour and at dock. However, this matter is currently under discussion with officials of the National Harbours Board with a view to controlling this sort of pollution.

RESOLVED that the Medical Health Officer prepare as soon as possible for the Committee, an outline of appropriate water pollution regulations for recreation waters and marinas, in order that the Committee may meet with the appropriate Cabinet Ministers in Victoria to urge implementation of these regulations for Metropolitan Vancouver waters.

FURTHER RESOLVED that the Medical Health Officer submit as soon as possible to the Standing Committee on Social Services, suggested interim controls with respect to water pollution in the Vancouver recreation waters.

7. Steam Baths and Private Clubs - Increased Incidence of Homosexuality and Venereal Disease

The Medical Health Officer gave an oral report to your Committee for information on the increased incidence of homosexuality and Venereal Disease as related to steam baths and private clubs. He stated that the Director of Venereal Disease Control recently advised the Health Department that there has been a considerable increase in the incidence of homosexual syphilis. The Health Department considers that one of the contributing factors in the increase of Venereal Disease is the fact that a number of Steam Baths and Private Clubs in Vancouver are contravening the License By-law by putting doors on cubicles. Section 26(5) of License By-law #4450 applies and reads as follows:

cont'd....

Clause No. 7 (cont'd)

"(5) No person shall operate or maintain any steam bath or massage parlour which contains cubicles or compartments intended to be occupied by patrons thereof:

- (a) unless there is an entrance to each of such cubicles or compartments of a width at least equivalent to two-thirds of the length of the side of the cubicle or compartment in which such entrance is; and
- (b) unless such entrance is free of any curtain, screen, door or other obstruction; and
- (c) unless at all times a clear view of the interior of each such cubicle or compartment is afforded through such entrance."

It is the intention of the Health Department, in order to attempt to reduce the incidence of this disease, to commence vigorous implementation of all applicable regulations with respect to this problem.

Your Committee agreed that there is a need for stringent enforcement of all relevant regulations and suggested that, if necessary, a list of the premises in contravention of these regulations be published.

The meeting adjourned at approximately 3:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 559.....

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held at Eric Hamber Secondary School on Thursday, May 31, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Linnell
Alderman Marzari
Alderman Rankin

COMMITTEE
CLERK : M. James

INFORMATION

This is the fifth of a series of meetings called for the purpose of securing views of persons and organizations on electoral reform. Two briefs were submitted and are highlighted in the notes which follow.

1. Mr. John S. Stearman

Mr. Stearman, speaking for himself, submitted a written brief which made the following principle points:

- (i) That the "at large" system be adopted.
- (ii) That the Council should be increased in size to fourteen Aldermen plus the Mayor.
- (iii) That the Council positions be part-time and suitably paid.
- (iv) The School Board should remain at nine members and their salaries should be approximately 2/3 of the Aldermen's salary.
- (v) The Parks Board should remain at seven members and their salaries about 1/3 of the Aldermen's salary.
- (vi) The term of office should be three years.
- (vii) Elections should be held yearly with 1/3 of each body elected each year.
- (viii) The election date should be the second Wednesday in October and the newly elected members take over in November.
- (ix) Qualifications of a candidate should be residence or property ownership and being on the last voters' list.
- (x) A deposit of \$100.00 for all offices except Mayor which should be \$300.00.
- (xi) Voter enumeration should be carried out in conjunction with Provincial and Federal Governments.
- (xii) That an 'area' system below the Council level be established through 14 or so Area Councils and one Alderman be assigned to work with each Area Council.

cont'd

No. 1 (cont'd)

- (xiii) The City Planning Commission should be made up of presidents of Area Councils and representatives from Council, School and Park Boards.
- (xiv) Planning matters of local concern should be referred to the Area Council for public consideration and report back to the Planning Commission.
- (xv) That the decision on local government be made without having a referendum.

2. United Jewish Peoples Order, Vancouver Section -
Mrs. P. Weinstein

The brief submitted by Mrs. Weinstein made the following points:

- (i) A full ward system with one Alderman from each ward.
- (ii) A ward area should relect recognized areas or recognized boundaries e.g. Grandview and Kitsilano.
- (iii) That Aldermen be considered to be part-time.
- (iv) That the Council be increased to approximately 20 to 25.
- (v) A ward system should apply to School and Park Boards.
- (vi) A term be for two years.
- (vii) That the election date be the last Saturday in November.
- (viii) That a candidate's affiliation be shown on the ballot.
- (ix) A candidate should require 25 nominators living in the ward.
- (x) A candidate should live in the ward.
- (xi) Qualifications to vote should not depend upon citizenship.

The meeting adjourned at approximately 8:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 561